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DESOTO COUNTY, MS
W.E. DAVIS, CH CLERK

Prepared by:
Morris & Associates
2309 Oliver Road
Monroe, Louisiana 71201
Telephone: 318-330-9020
Michael Jedynak Bar# 103014

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Monroe, Louisiana 71201
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SUBSTITUTION OF TRUSTEE

Lot 6, Sec. A, Woodshire S/D, in Sec. 28, T-1-S, R-8-W, Plat Book 60, Pages 33-34, Desoto Co., MS.

STATE OF MISSISSIPPI
COUNTY OF DeSoto

Grantor:

Wells Fargo Bank, National Association, as trustee for the holders of The First Franklin Mortgage Loan Trust 2006-FF15 Mortgage Pass-through Certificates, Series 2006-FF15
3815 South West Temple
Salt Lake City, UT 84115
1-888-818-6032

Grantee:

Michael Jedynak
2309 Oliver Road
Monroe LA 71201
318-330-9020

WHEREAS, on the 18th day of August, 2006 and acknowledged on the 18th day of August, 2006, Joann Sexton and Richard A. Sexton aka Richard Sexton, wife and husband executed a Deed of Trust to Prestige Title, Inc., Trustee for the use and benefit of Mortgage Electronic Registration Systems, Inc., as nominee for First Franklin, a Division of National City Bank beneficiary, which Deed of Trust is on file and of record in the office of the Chancery Clerk of DeSoto County, Mississippi, in Deed of Trust Record at Book 2545 at Page 495; and

WHEREAS, the undersigned is the present holder and beneficiary of the Deed of Trust referenced to above; and

WHEREAS, under the terms of said Deed of Trust, the beneficiary or any assignee is authorized to appoint a Trustee in the place and stead of the original Trustee or any successor Trustee in said Deed of Trust; and

NOW, THEREFORE, the undersigned holder of said Deed of Trust does hereby appoint and substitute Michael Jedynak, as Trustee, the said Michael Jedynak, to have all rights, powers and privileges granted the Trustee in said Deed of Trust.

Should the undersigned become the last and highest bidder at the foreclosure sale, the Substitute Trustee is hereby authorized to transfer and assign said bid to convey title to said Foreclosed property to the SECRETARY OF VETERANS AFFAIRS, an officer of the United States of America, or the SECRETARY OF HOUSING AND URBAN DEVELOPMENT, or whosoever the undersigned shall authorize. The statement in the Substitute Trustee's Deed that the undersigned has requested the transfer of its bid to Grantee (s) in the Substitute Trustee's Deed shall be binding on the undersigned and conclusive evidence in favor of the assignee or other parties thereby, and that the Substitute Trustee is duly authorized and empowered to execute the same.

IN WITNESS WHEREOF, the undersigned has caused this instrument to be executed by its duly authorized officers on this 27 day of July, 2011.

Wells Fargo Bank, National Association, as trustee for the holders of The First Franklin Mortgage Loan Trust 2006-FF15 Mortgage Pass-through Certificates, Series 2006-FF15 *

[Signature] 7/27/2011
BY: GERALD FRENCH JR. SVI

STATE OF Utah Select Portfolio Servicing, Inc. as Attorney in Fact
COUNTY OF Salt Lake

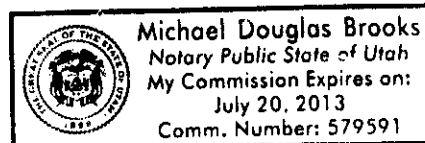
* by Select Portfolio Servicing, Inc. as Attorney in Fact

PERSONALLY came and appeared before me, the undersigned authority in and for the jurisdiction aforesaid, Gerald French Jr, SVP known personally to me to be or satisfactorily proved to me to be the SVP for the within named Wells Fargo Bank, National Association, as trustee for the holders of The First Franklin Mortgage Loan Trust 2006-FF15 Mortgage Pass-through Certificates, Series 2006-FF15* and that (s) he executed and delivered the within and foregoing instrument on the day and year therein mentioned for and on behalf of said corporation, and as its own act and deed for the purposes therein mentioned, having been first duly authorized so to do.

WITNESS my signature and official seal on this, the 27 day of July, 2011.

[Signature]
NOTARY PUBLIC

MY COMMISSION EXPIRES: 07-20-2013



LIMITED POWER OF ATTORNEY

Wells Fargo Bank, N.A. (Principal) in its capacity as trustee under that certain Pooling and Servicing Agreement relating to First Franklin Mortgage Loan Trust 2006- FF15 Mortgage Pass Through Certificates, series 2006-FF15 dated as of October 1, 2006 (the Agreement) by and among Structured Asset Securities Corporation (Issuer) and Select Portfolio Servicing Inc (Servicer) and Wells Fargo Bank, N.A. (Trustee).

hereby constitutes and appoints:

SELECT PORTFOLIO SERVICING INC

its true and lawful attorney-in-fact (the "Attorney-in-Fact"), acting by and through its officers and employees, with full authority and power to execute and deliver on behalf of Principal any and all of the following instruments to the extent consistent with the terms and conditions of the Agreement:

- (i) All documents with respect to residential mortgage loans serviced for Principal by said attorney-in-fact which are customarily and reasonably necessary and appropriate to the satisfaction, cancellation, or partial or full release of mortgages, deeds of trust or deeds to secure debt upon payment and discharge of all sums secured thereby; (ii) Instruments appointing one or more substitute trustees to act in place of the trustees named in Deeds of Trust; (iii) Affidavits of debt, notice of default, declaration of default, notices of foreclosure, and all such contracts, agreements, deeds, and instruments as are appropriate to effect any sale, transfer or disposition of real property acquired through foreclosure or otherwise. (iv) All other comparable instruments.

This Limited Power of Attorney is effective as of the date below and shall remain in full force and effect until revoked in writing by the undersigned or termination of the Agreement, whichever is earlier.

Dated: October 9, 2008

Wells Fargo Bank, N.A.,
as Trustee under the Agreement

Attest:

By: Alex Humphries
Its: Assistant Secretary

By: Kevin Trogdon
Its: Vice President

Unofficial Witnesses:

Brian Vecchio

Hajrah Ahmad

STATE OF MARYLAND
COUNTY OF BALTIMORE

ss:

On the 9TH day of October 2008 before me, a notary public for said city and state, personally appeared Kevin Trogdon, known to me to be Vice President of Wells Fargo Bank, N.A., and also known to me to be the person who executed this Power of Attorney on behalf of said bank, and acknowledged to me that such bank executed this Power of Attorney.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my office seal the day and year written above,

Colleen Perry
Notary Public/Colleen Perry
My commission expires: 8/21/2012

Colleen Perry
Notary Public
Baltimore County
Maryland
My Commission Expires 8-21-2012

F11-1253